



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
December 14, 2007

DESCRIPTION FOR PARCEL 5118.58WE

DESCRIPTION OF A 0.083 ACRE (3,635 SQUARE FOOT) TRACT OF LAND OUT OF LOT 5, BLOCK B OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS, SAID 0.083 ACRE (3,635 SQUARE FOOT) TRACT ALSO BEING OUT OF A 0.63 ACRE TRACT DESCRIBED IN A PARKLAND DEDICATION DEED EXECUTED MAY 10, 1983 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 8137, PAGE 253, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.083 ACRE (3,635 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a punch hole found in concrete on the north line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, at a common corner of Lots 1 and 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas;

THENCE, N 62°21'14" W, with the south line of said Lot 2 and the north line of said Bouldin Creek Condominiums tract, at 77.24 feet, pass a mag nail set at the northwest corner of said Bouldin Creek Condominiums tract and at the northeast corner of said 0.63 acre tract, at 85.71 feet, pass an "X" found in concrete, and continuing a total distance of 102.28 feet to a calculated point in the approximate centerline of East Bouldin Creek, at the northwest corner of said 0.63 acre tract and at the east corner of a 1.855 acre tract described in a Warranty Deed with Vendor's Lien executed March 1, 1977 to Billie L. Passmore, recorded in Volume 5749, Page 1499, Deed Records of Travis County, Texas;

THENCE, S 60°43'12" W, with the approximate centerline of said East Bouldin Creek, the north line of said 0.63 acre tract and the south line of said 1.855 acre tract, a distance of 56.48 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,271.96, E=3,110,929.64, for the northeast corner and the **POINT OF BEGINNING** of this tract;

0.083 Acre (3,635 Square Feet)
Wastewater Easement

5118.58WE

THENCE, S 07°06'24" E, across said 0.63 acre tract, a distance of 192.40 feet to a 60d nail set on the south line of said 0.63 acre tract and on the north line of Lot 9, Abe Williams Subdivision of the Jennie A. Williams Tract, a subdivision recorded in Volume 328, Page 231, Deed Records of Travis County, Texas, for the southeast corner of this tract, from said point, a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the northeast corner of said Lot 9, bears S 61°37'48" E, 210.87 feet;

THENCE, N 61°37'48" W, with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 24.56 feet to a 60d nail set for the southwest corner of this tract;

THENCE, N 07°06'24" W, across said 0.63 acre tract, a distance of 172.80 feet to a 60d nail set in the approximate centerline of East Bouldin Creek, on the north line of said 0.63 acre tract and on the south line of said 1.855 acre tract, for the northwest corner of this tract;

THENCE, with the approximate centerline of East Bouldin Creek, the north line of said 0.63 acre tract and the south line of said 1.855 acre tract, the following two (2) courses:

- 1) N 81°00'12" E, a distance of 7.50 feet to a 60d nail set for an angle point;
- 2) N 60°43'12" E, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.083 acre (3,635 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

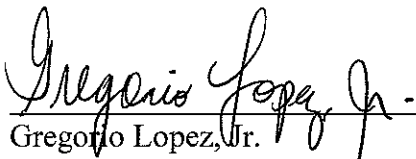
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of December, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614D
Austin Grid No. MH-21
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

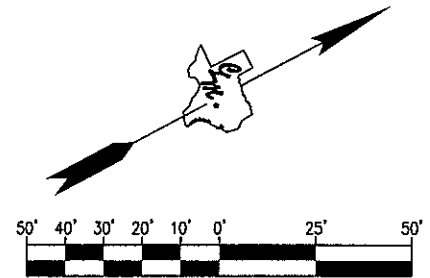
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- △ "X" FOUND IN CONCRETE
- ⊙ PUNCH HOLE IN CONC. FOUND
- ▲ 60D NAIL SET
- ⊗ MAG NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PL — PROPERTY LINE
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- () RECORD INFORMATION

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	24.56'
L2	N81°00'12"E	7.50'
L3	N60°43'12"E	13.50'



GRAPHIC SCALE

1"=50'

44.2 FT. X 150 FT. & 94.2 FT.
X 262 FT. AV OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

GAIL SCOTT HOVORKA
VOL. 12057, PG. 2096, D.R.T.C.

1.855 AC. OUT OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

BILLIE L. PASSMORE
VOL. 5749, PG. 1499, D.R.T.C.

LOT 2
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

H&H TEXAS PARTNERSHIP, LTD.
DOC. NO. 2005057722, O.P.R.T.C.

P.O.B.
N=10,066,271.96
E=3,110,929.64
GRID

0.63 AC. OUT OF LOT 5, BLOCK B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
VOL. 8137, PG. 253, D.R.T.C.

LOT 9
ABE WILLIAMS SUBDIVISION
OF THE JENNIE A. WILLIAMS TRACT
VOL. 328, PG. 231, D.R.T.C.

MARGARET A. QUADLANDER
VOL. 7232, PG. 1798, D.R.T.C.

CITY OF AUSTIN
C/L SANITARY SEWER ESMT.
UNSPECIFIED WIDTH
VOL. 448, PG. 591, D.R.T.C.

SOUTH 2ND STREET
(40' R.O.W.)

1/2" IRON ROD
WITH PLASTIC
CAP STAMPED
"MACIAS & ASSOC." FOUND

BOULDIN CREEK CONDOMINIUMS
VOL. 8443, PG. 1, D.R.T.C.

LOT 1
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

BEARING BASIS:

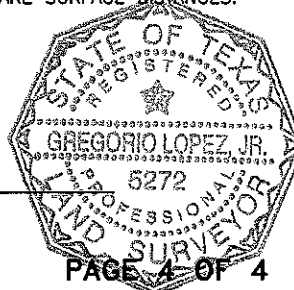
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 12-14-07
DRAWN BY: ALM/ MG
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 469 & 472

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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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Gregorio Lopez, Jr. 12-14-07
Date:
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas